



4420 N. FAIRFAX DRIVE
COMMUNITY ENGAGEMENT PRESENTATION
ARIA BALLSTON LLC



**THOMAS
CORRADO**
HICKOK COLE

Architect

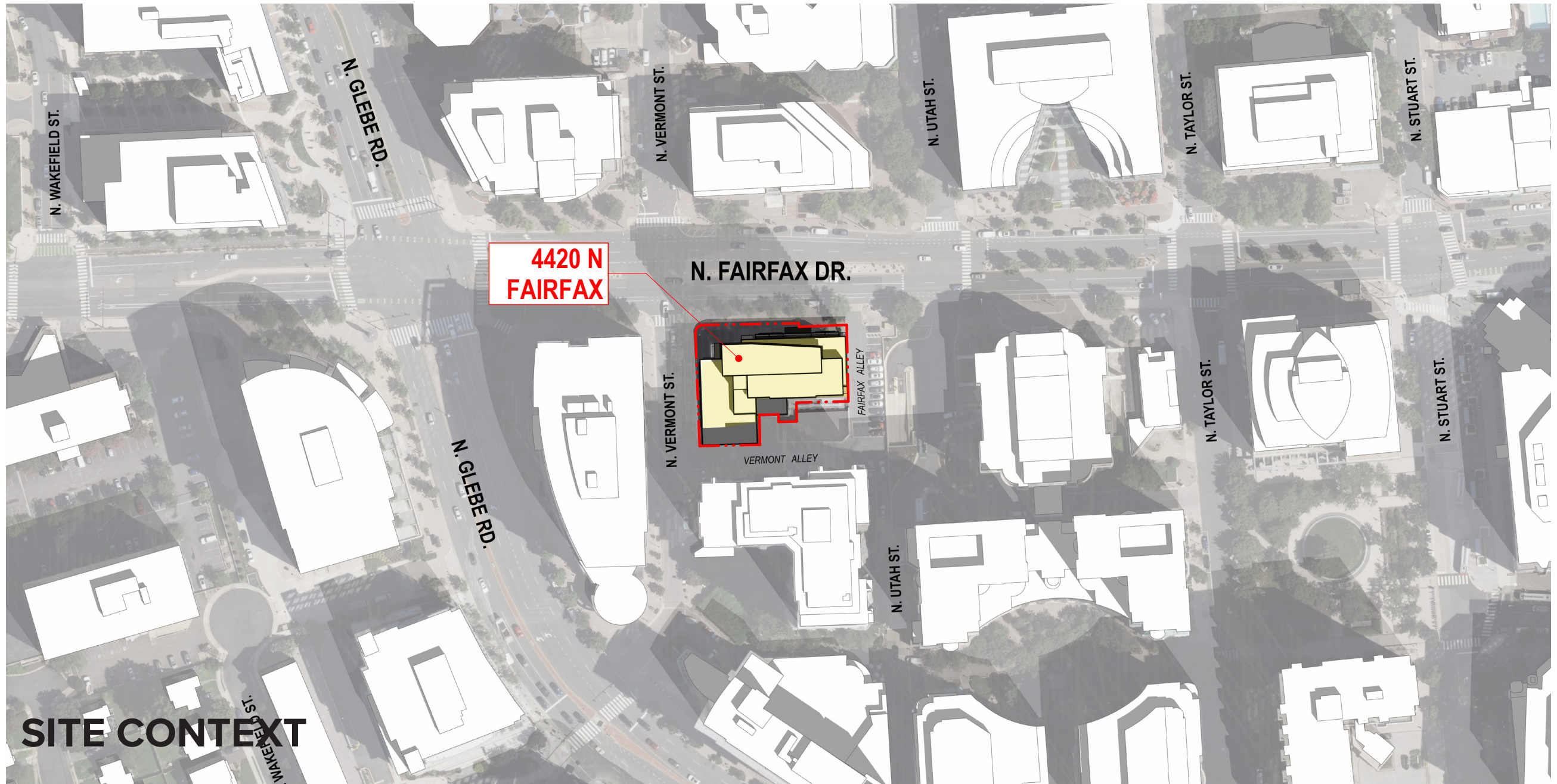


**JON
KARDON**
ARIA DEVELOPMENT
GROUP

*Managing Director,
Development*



4420 N. FAIRFAX DRIVE - SITE CONTEXT



4420 N. FAIRFAX DRIVE - EXISTING CONDITIONS



4420 N. FAIRFAX DRIVE - PREVIOUS APPROVED SITE PLAN



APPROVED DESIGN PROPOSAL - 2006

2006 APPROVAL, AS PREVIOUSLY AMENDED

RESIDENTIAL GFA: 235,758 SF
RETAIL GFA: 7,088 SF

VEHICLE PARKING: 241 SPACES
BICYCLE PARKING: 103 SPACES

LOADING SPACES: 2 (30') BERTHS

BUILDING HEIGHT: 246'-0"

TOTAL UNITS: 237

4420 N. FAIRFAX DRIVE - CURRENT PROPOSAL



2025 PROPOSAL

RESIDENTIAL GFA: 246,780 SF
RETAIL GFA: 4,957 SF

VEHICLE PARKING: 92 SPACES
BICYCLE PARKING: 132 SPACES

LOADING SPACES: 2 (30') BERTHS

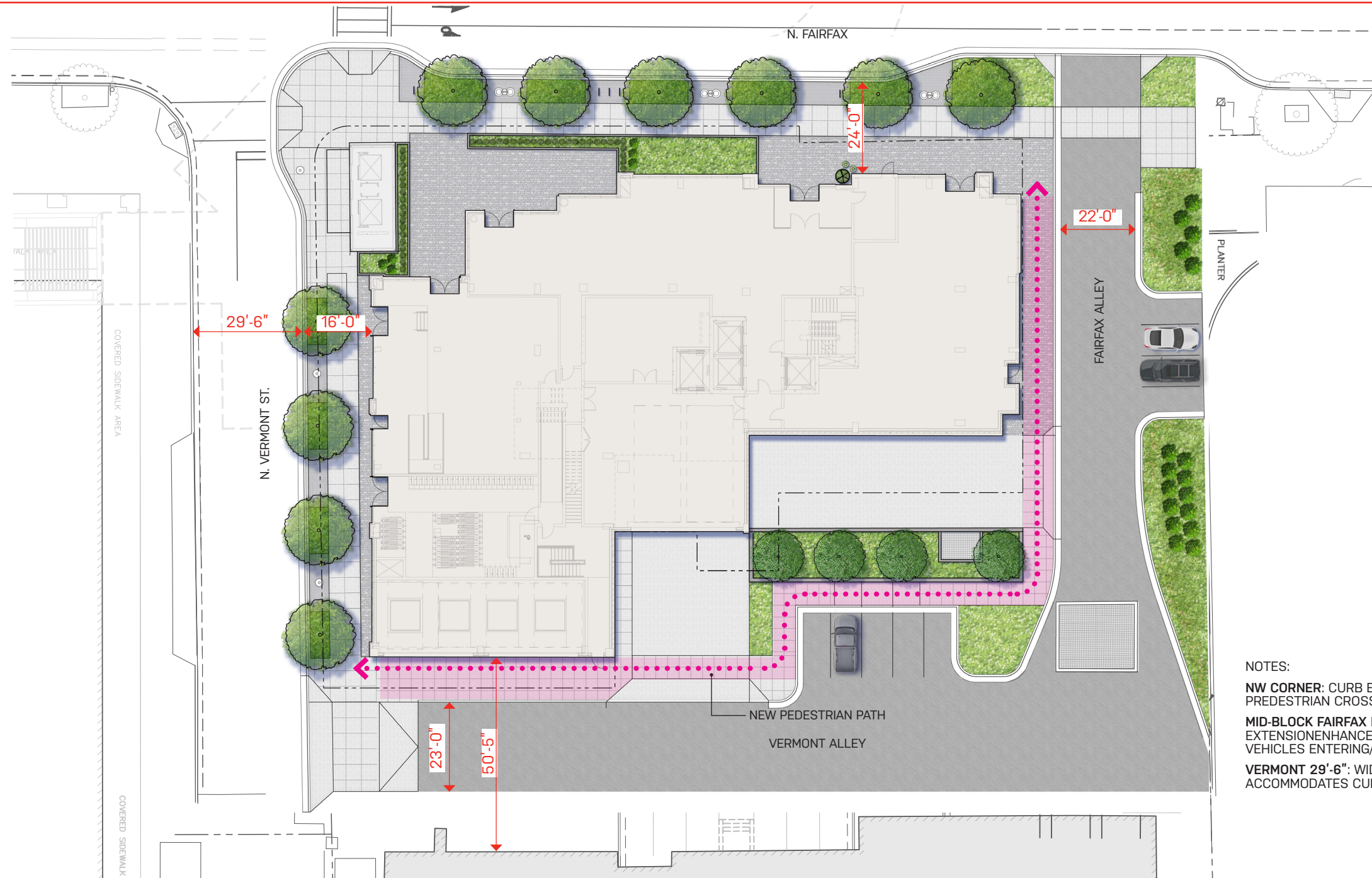
BUILDING HEIGHT: 246'-0"

TOTAL UNITS: 302

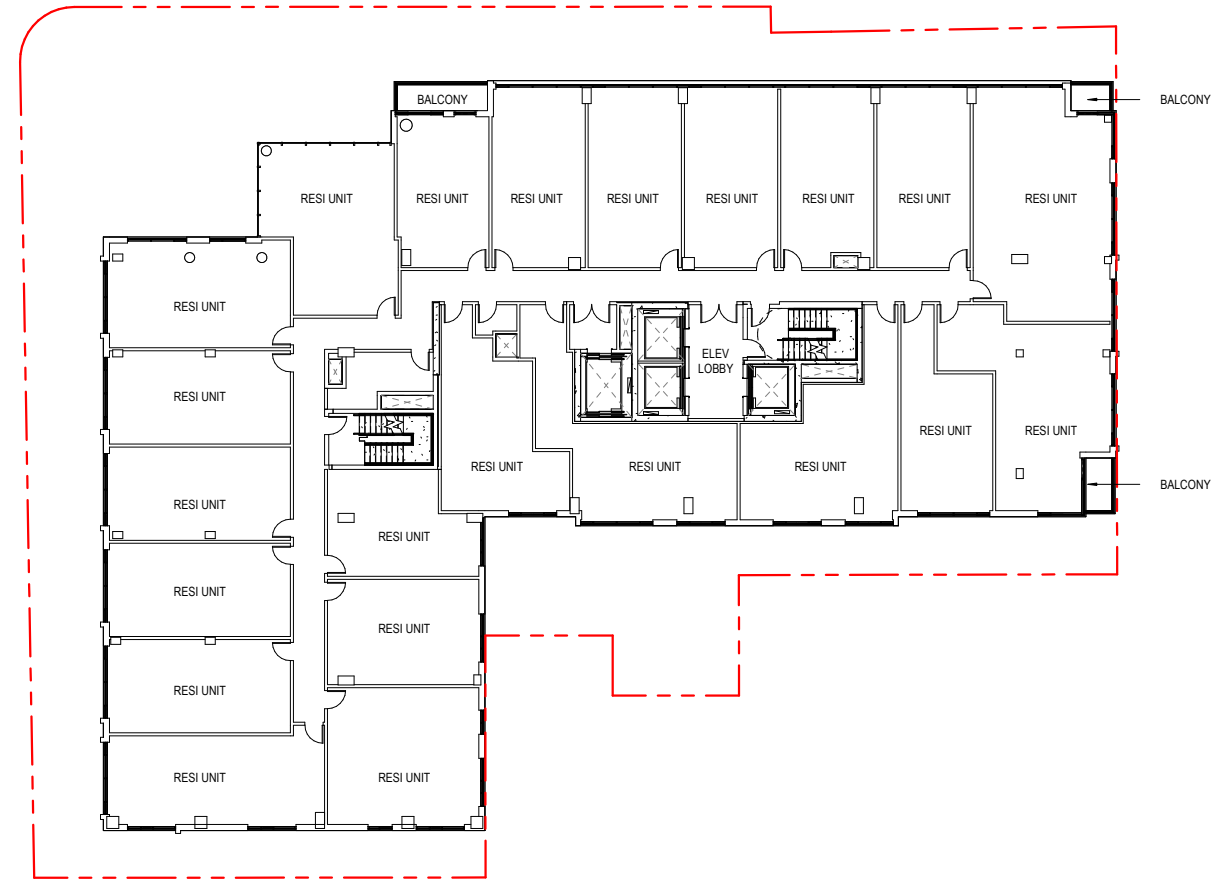
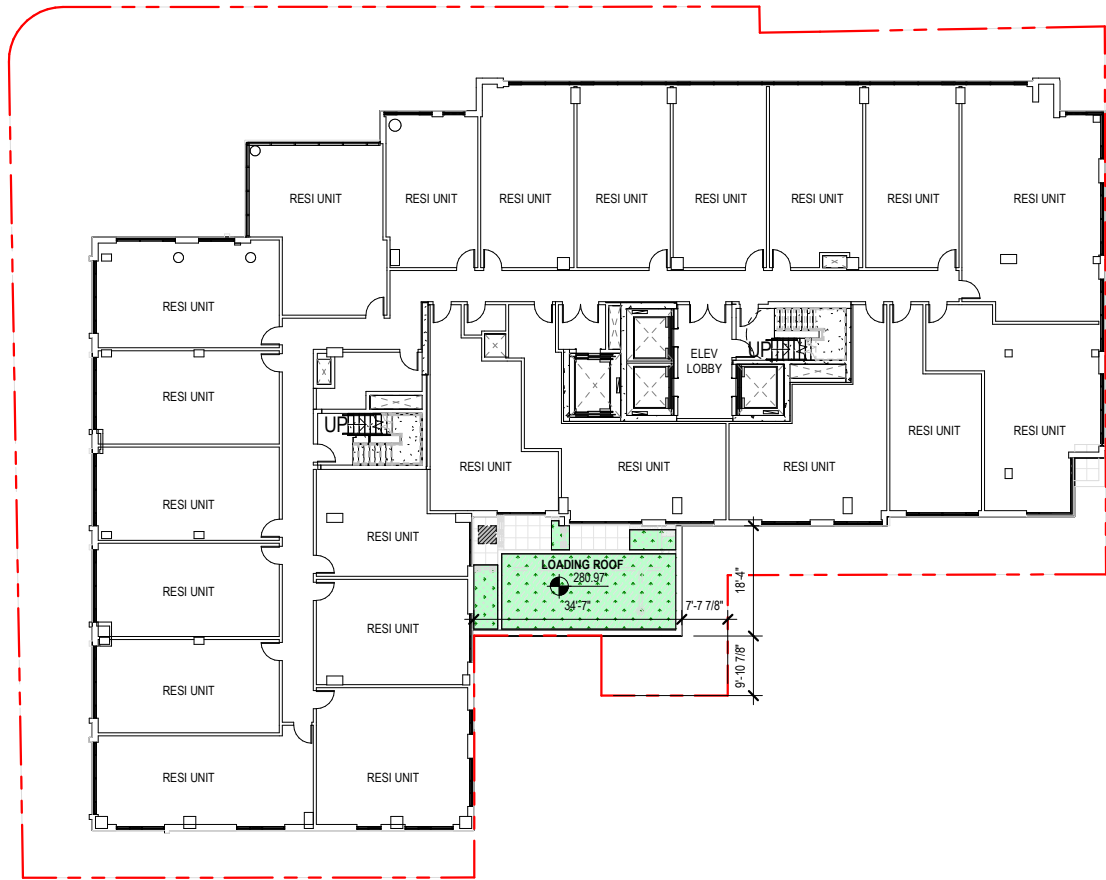
4420 N. FAIRFAX DRIVE - GROUND FLOOR PLAN



4420 N. FAIRFAX DRIVE - SITE IMPROVEMENTS

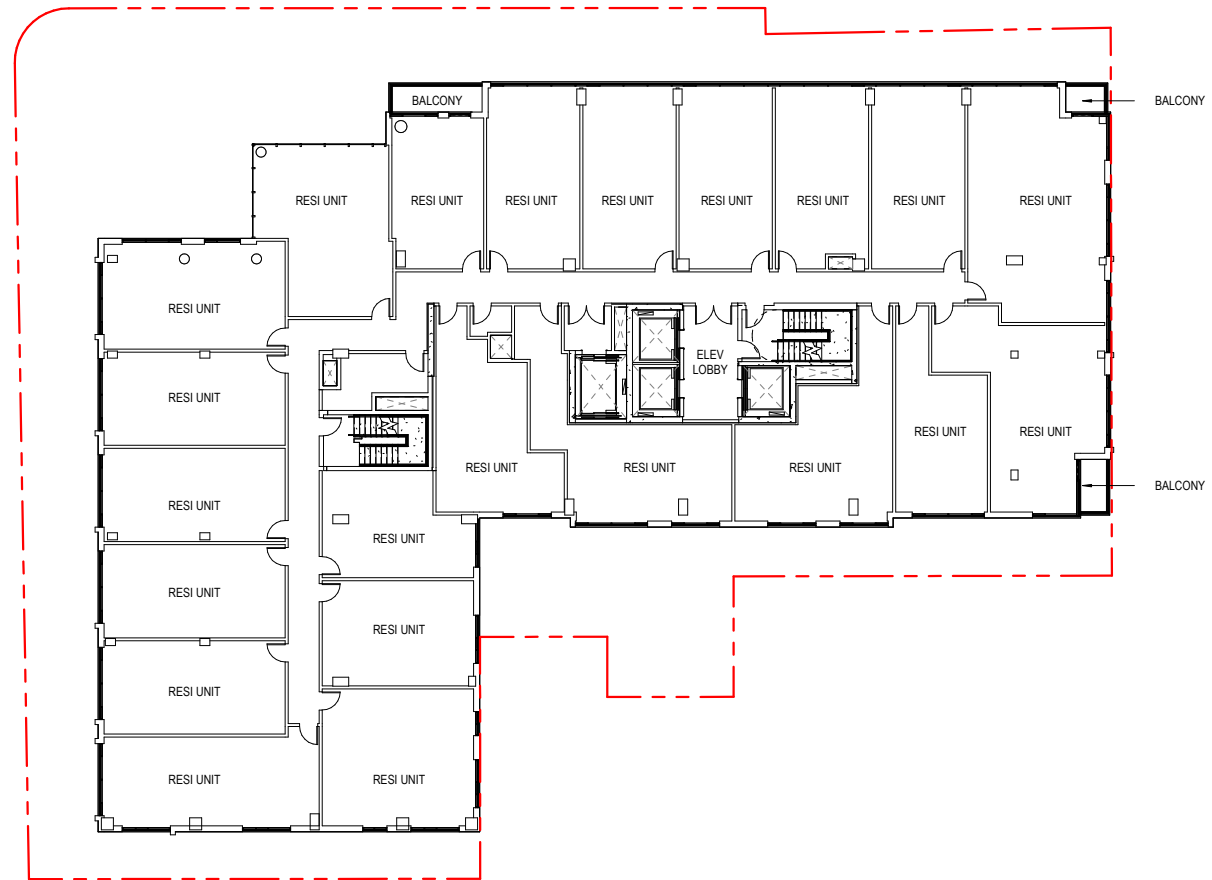


- NOTES:
- NW CORNER:** CURB EXTENSION ENHANCES PEDESTRIAN CROSSING SAFETY
 - MID-BLOCK FAIRFAX DR:** CURB EXTENSION ENHANCES SITE LINES FOR VEHICLES ENTERING/EXITING
 - VERMONT 29'-6":** WIDENED STREET ACCOMMODATES CURB LANE PARKING

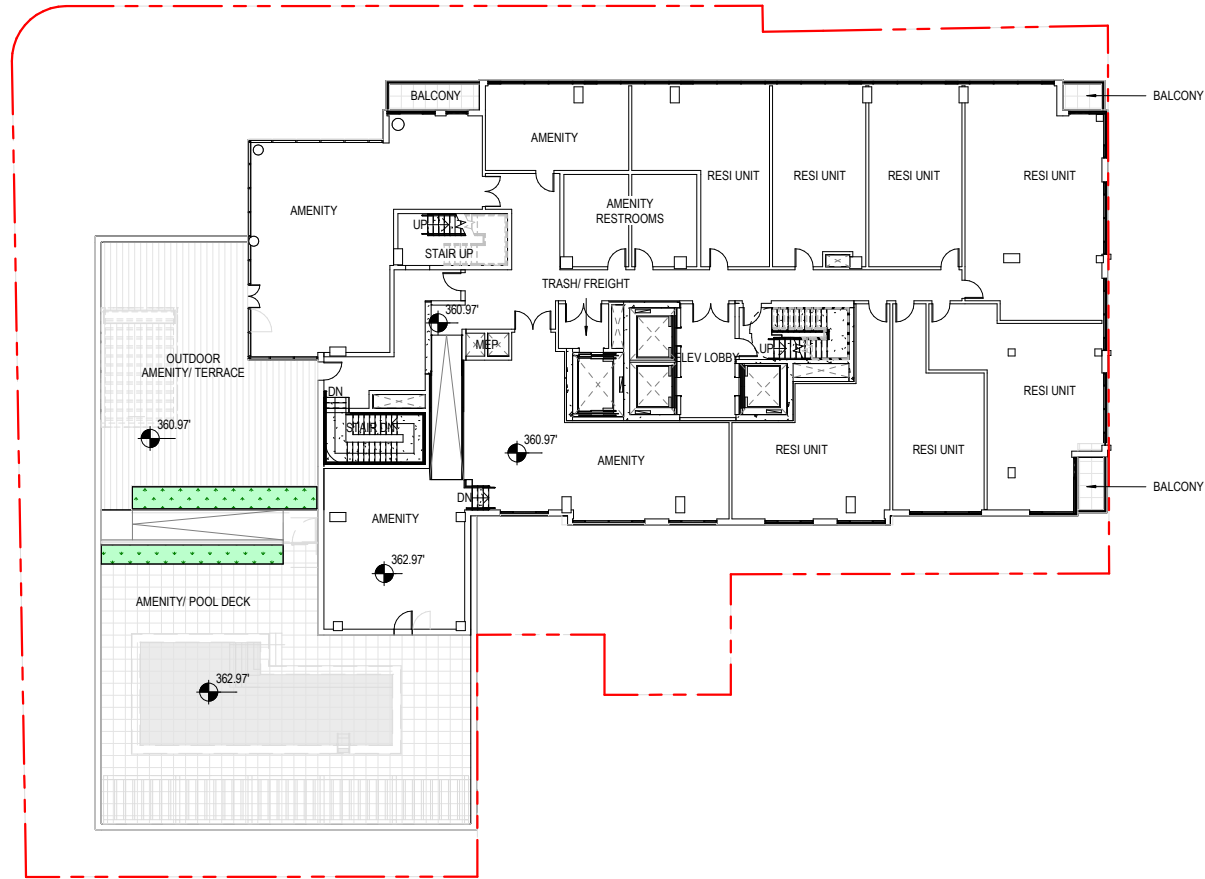


1 | 4.1 - FLOOR PLAN - LEVEL 02

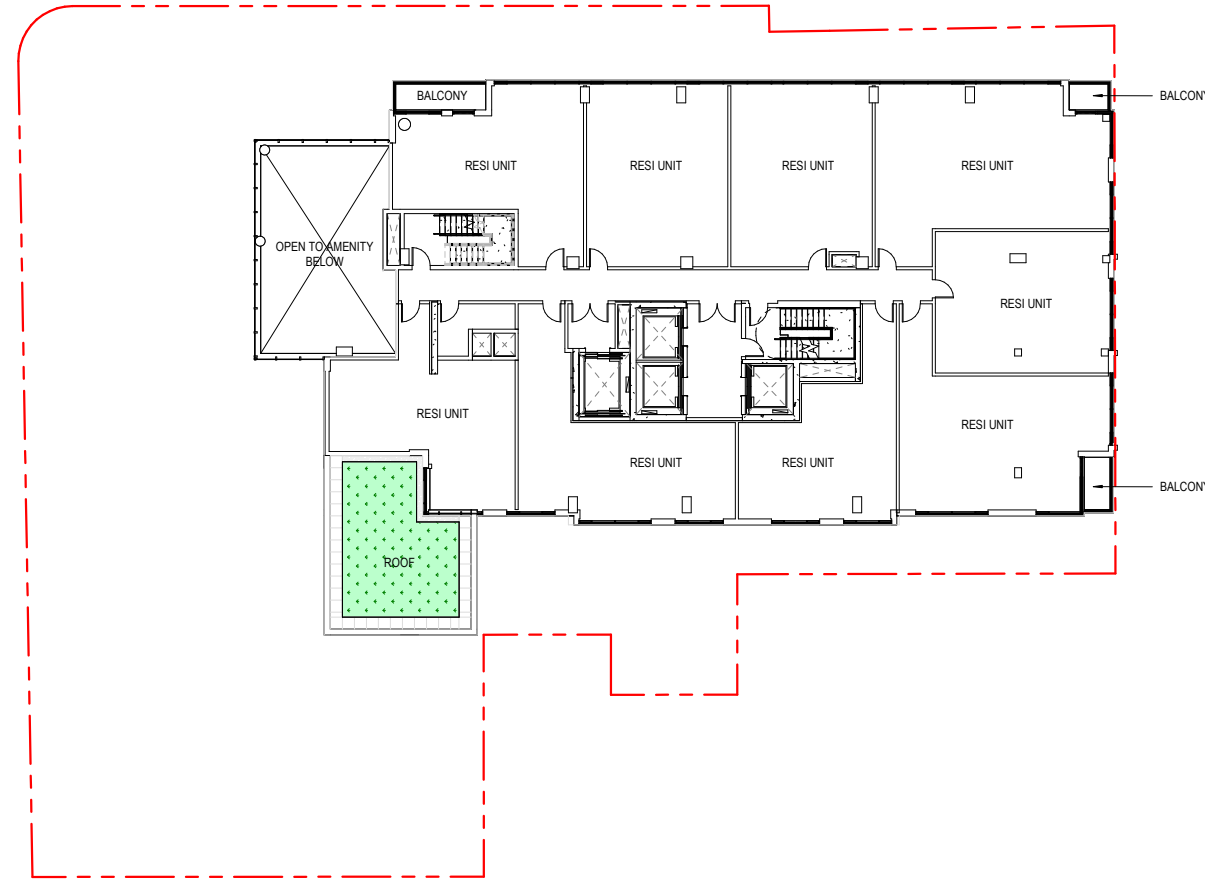
2 | 4.1 - FLOOR PLAN - LEVEL 03



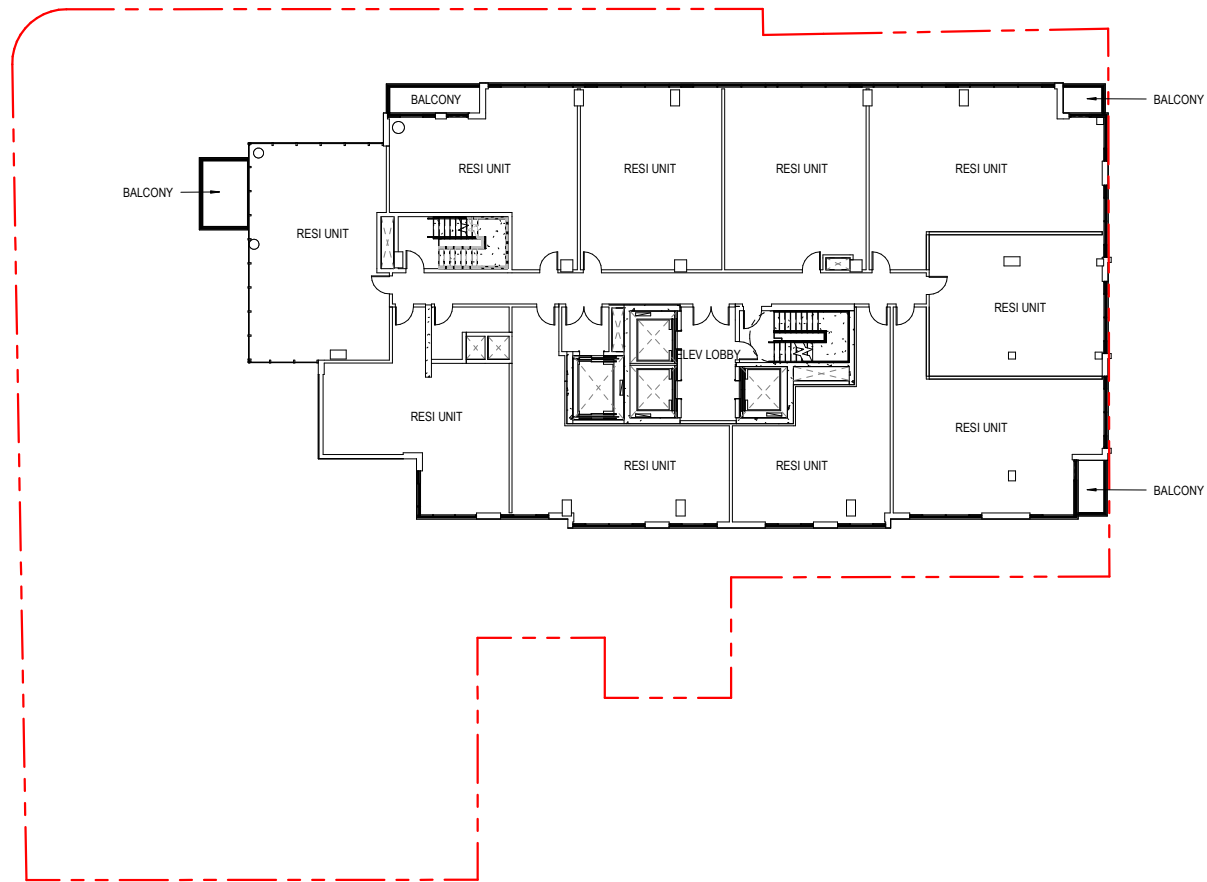
1 | 4.1 - FLOOR PLAN - LEVEL 04 THRU 09



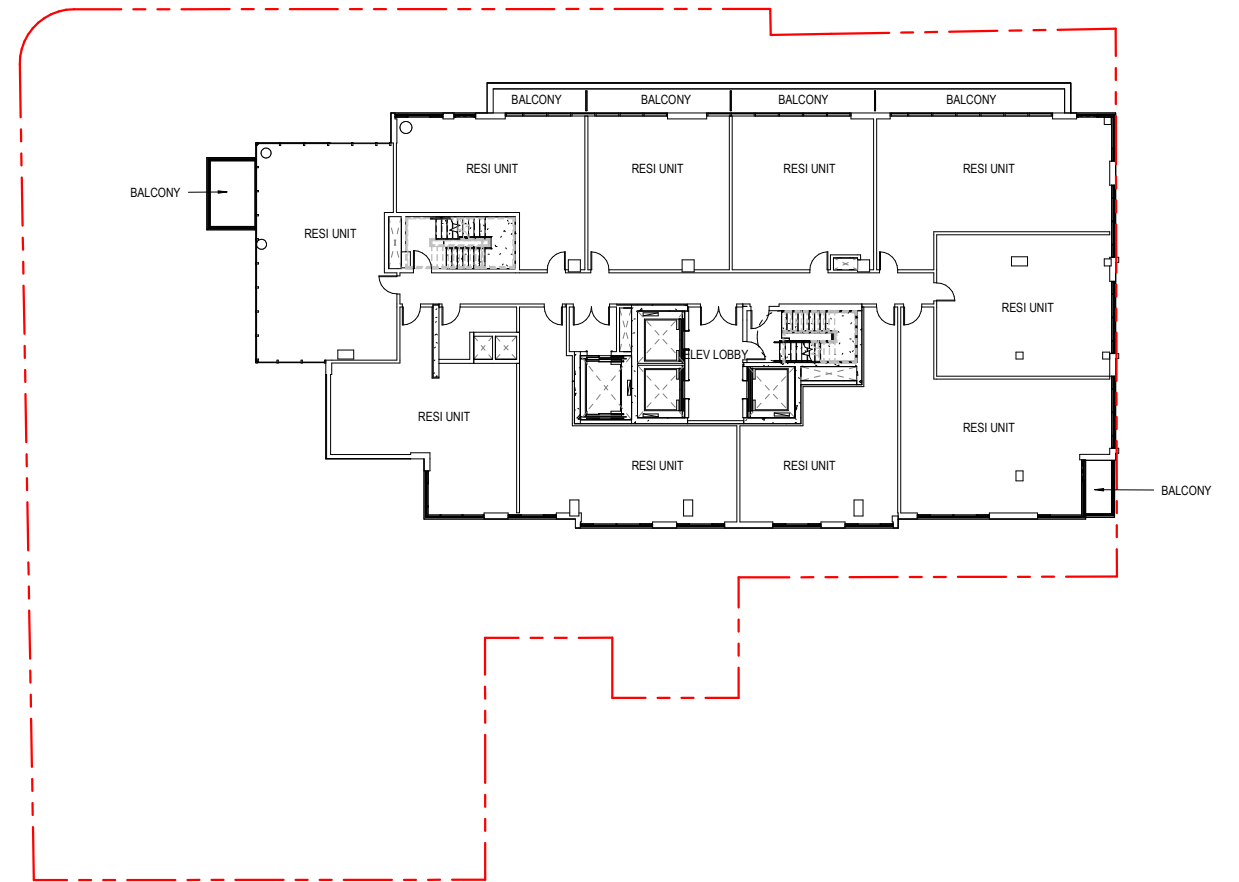
1 | 4.1 - FLOOR PLAN - LEVEL 10
 1/16" = 1'-0" 0 8' 16' 32'



2 | 4.1 - FLOOR PLAN - LEVEL 11
 1/16" = 1'-0" 0 8' 16' 32'

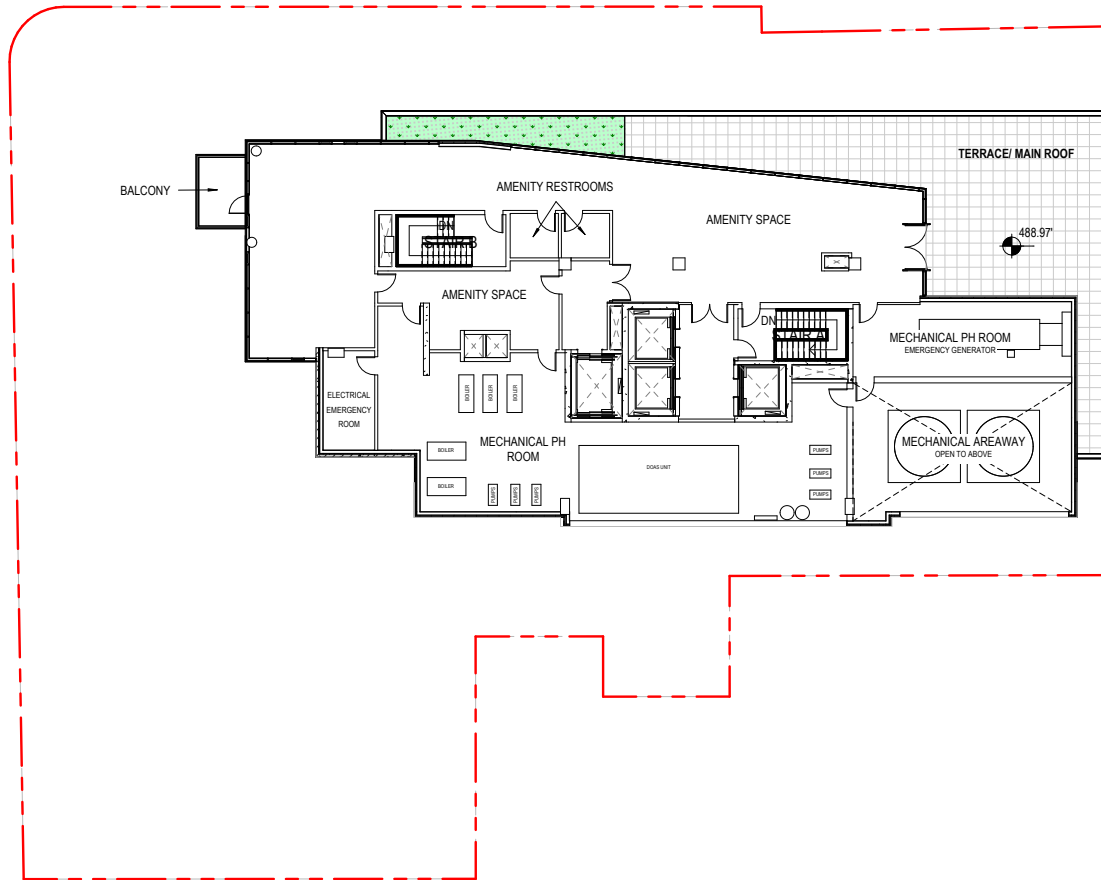


1 | 4.1 - FLOOR PLAN - LEVEL 12 THRU 21

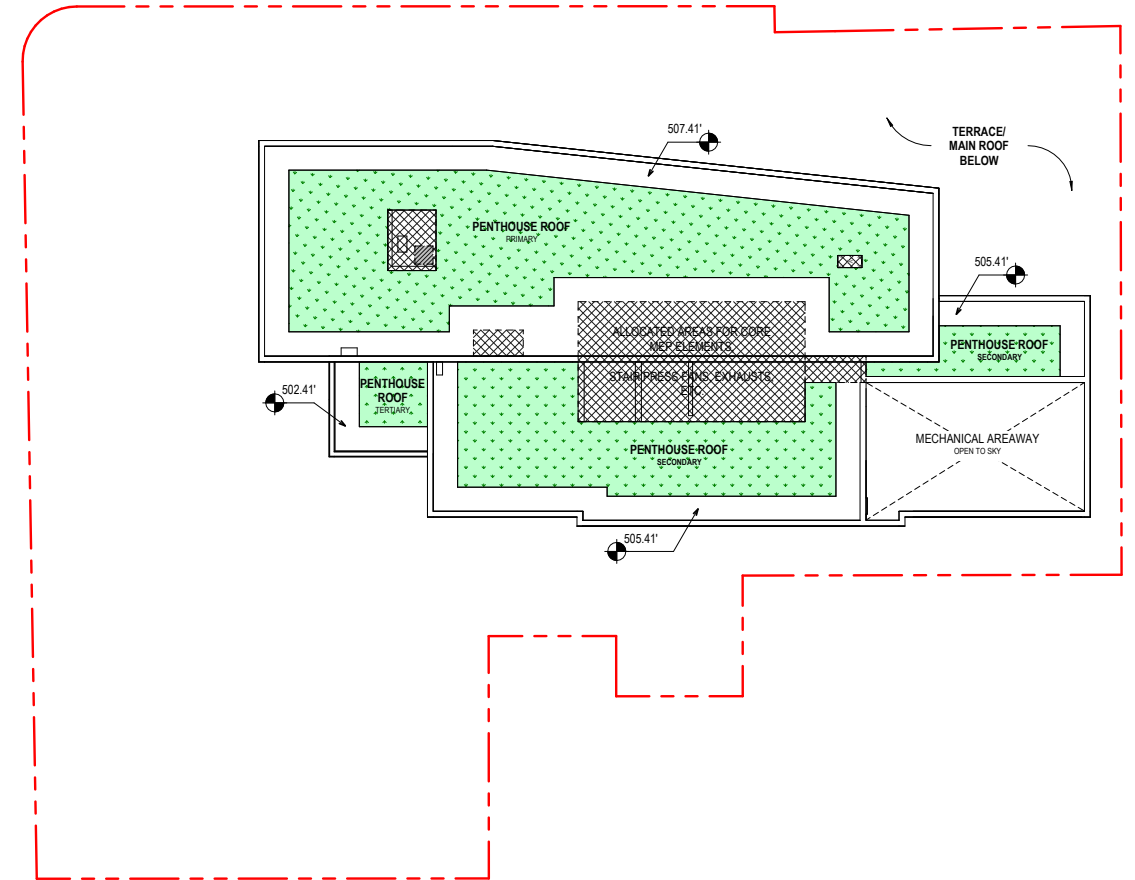


5 | 4.1 - FLOOR PLAN - LEVEL 22

4420 N. FAIRFAX DRIVE - PROPOSED FLOOR PLANS

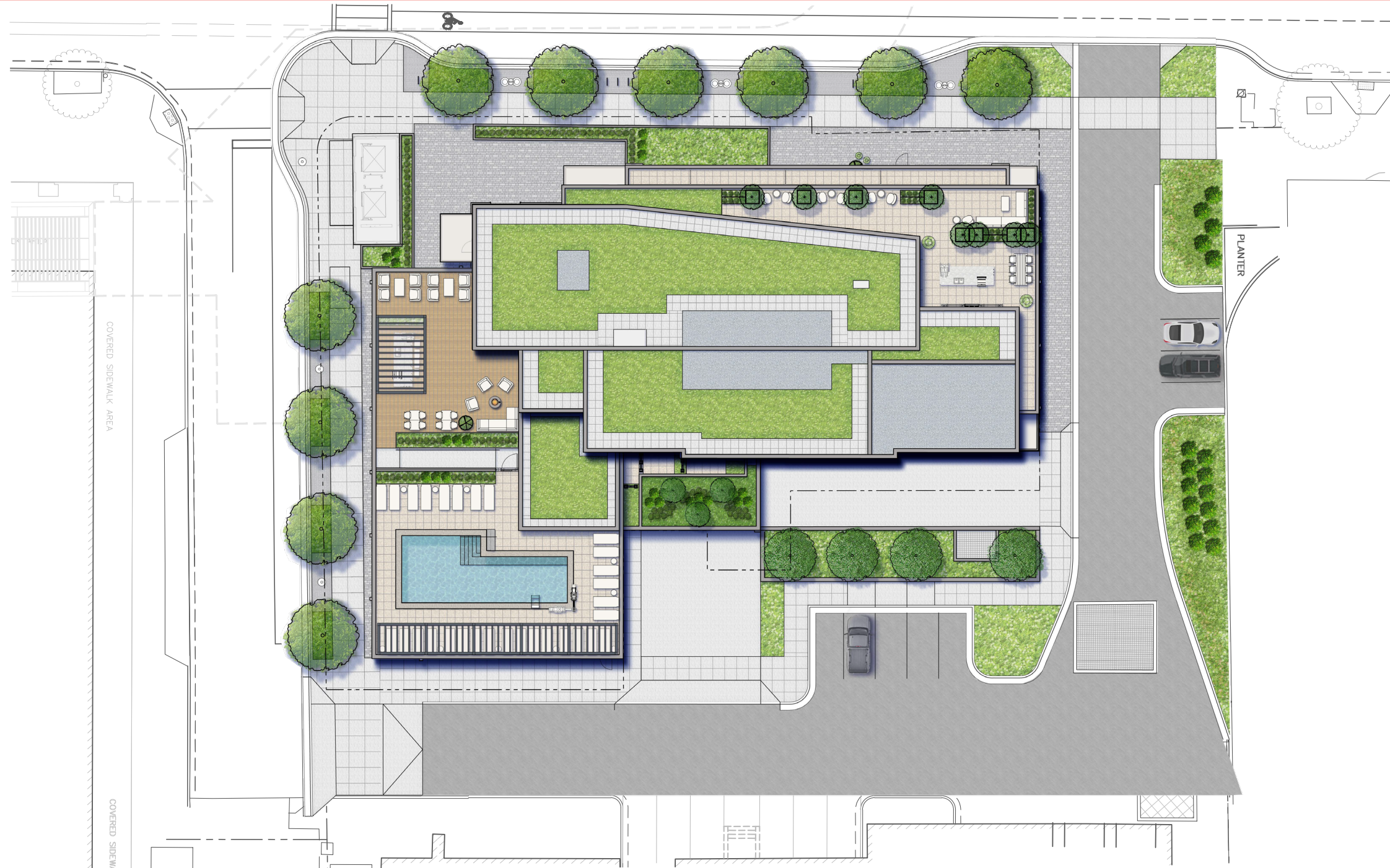


1 | 4.1 - FLOOR PLAN - LEVEL PENTHOUSE

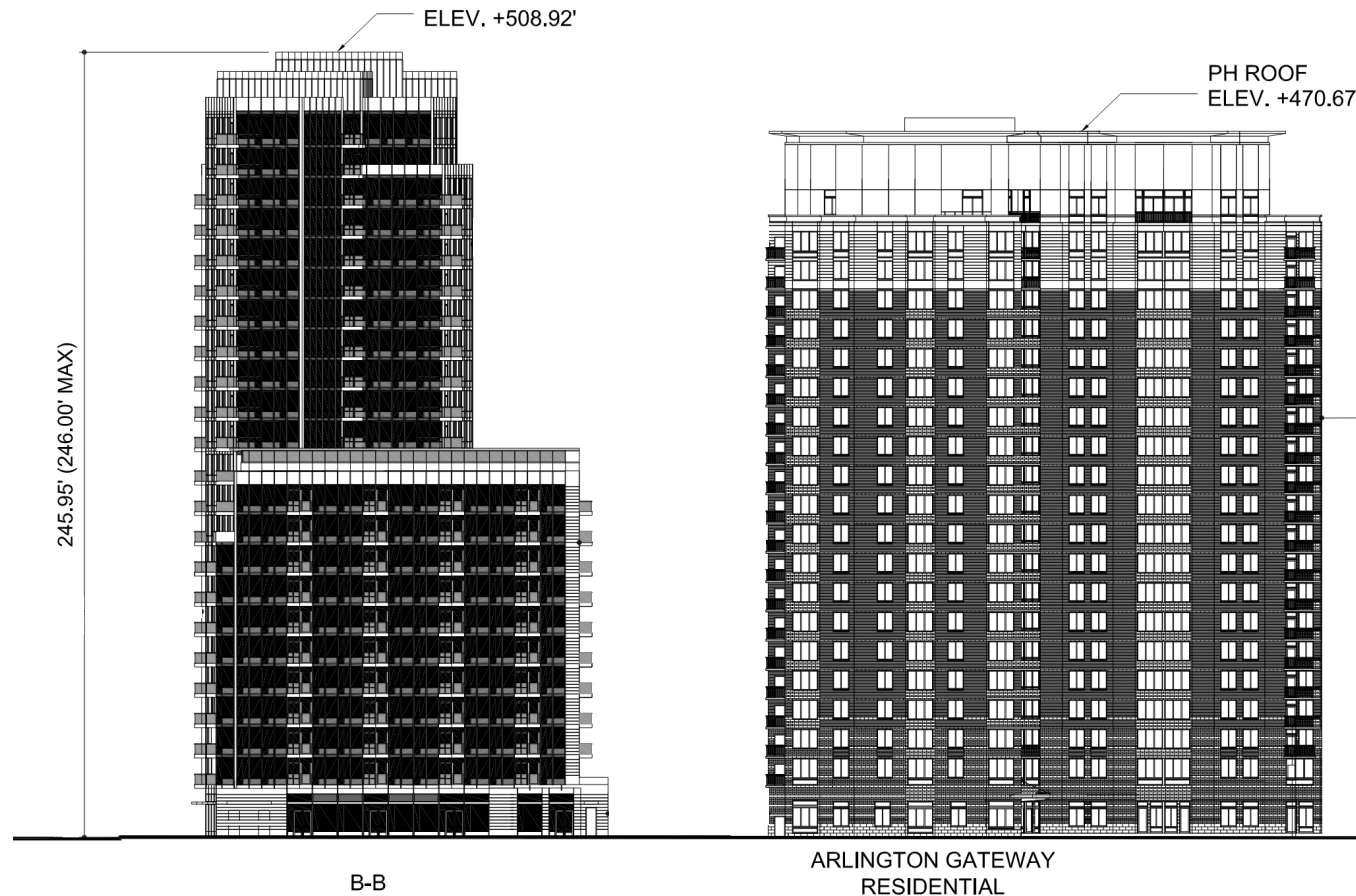


2 | FLOOR PLAN - PENTHOUSE ROOF

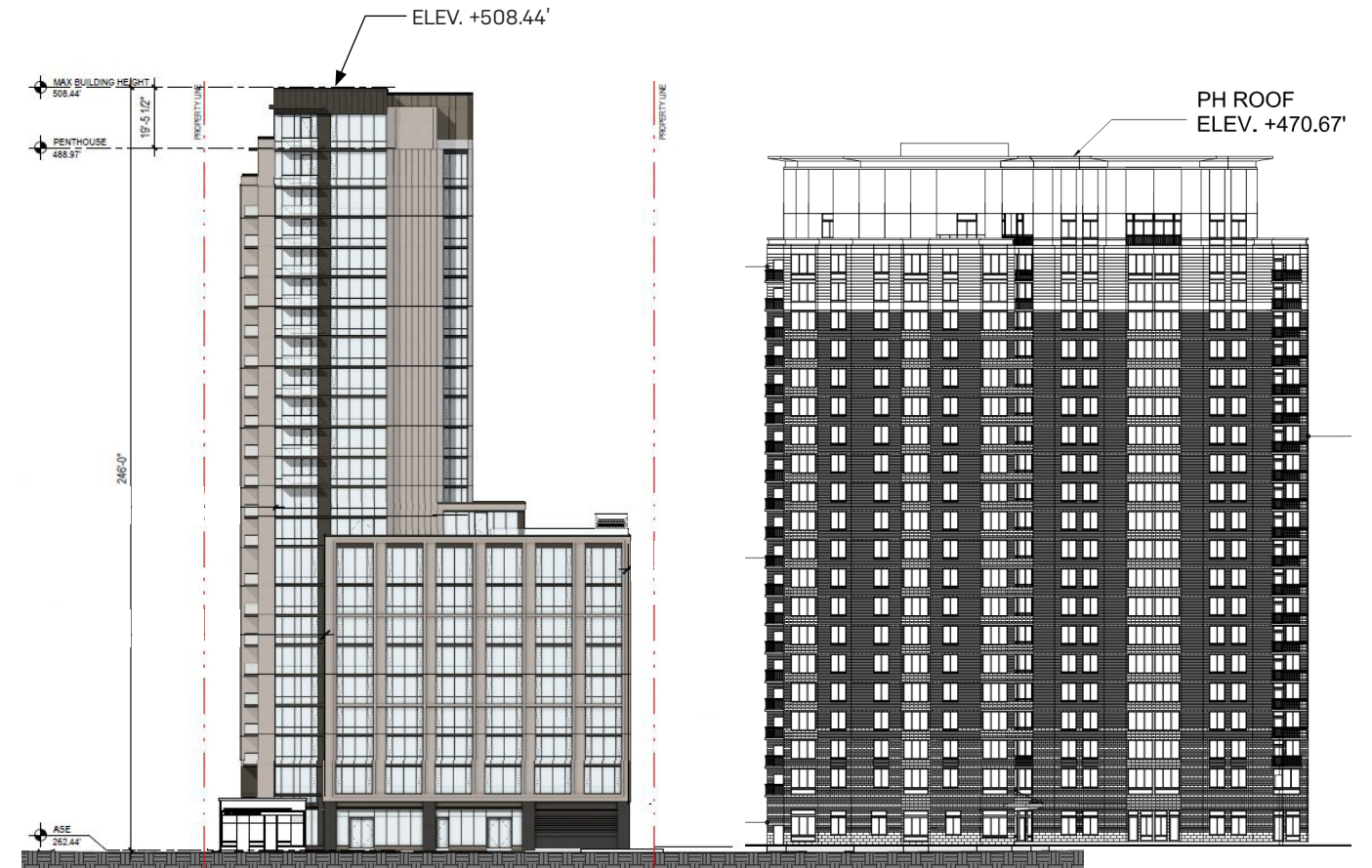
4420 N. FAIRFAX DRIVE - COMPOSITE PLAN



4420 N. FAIRFAX DRIVE - ELEVATION COMPARISON

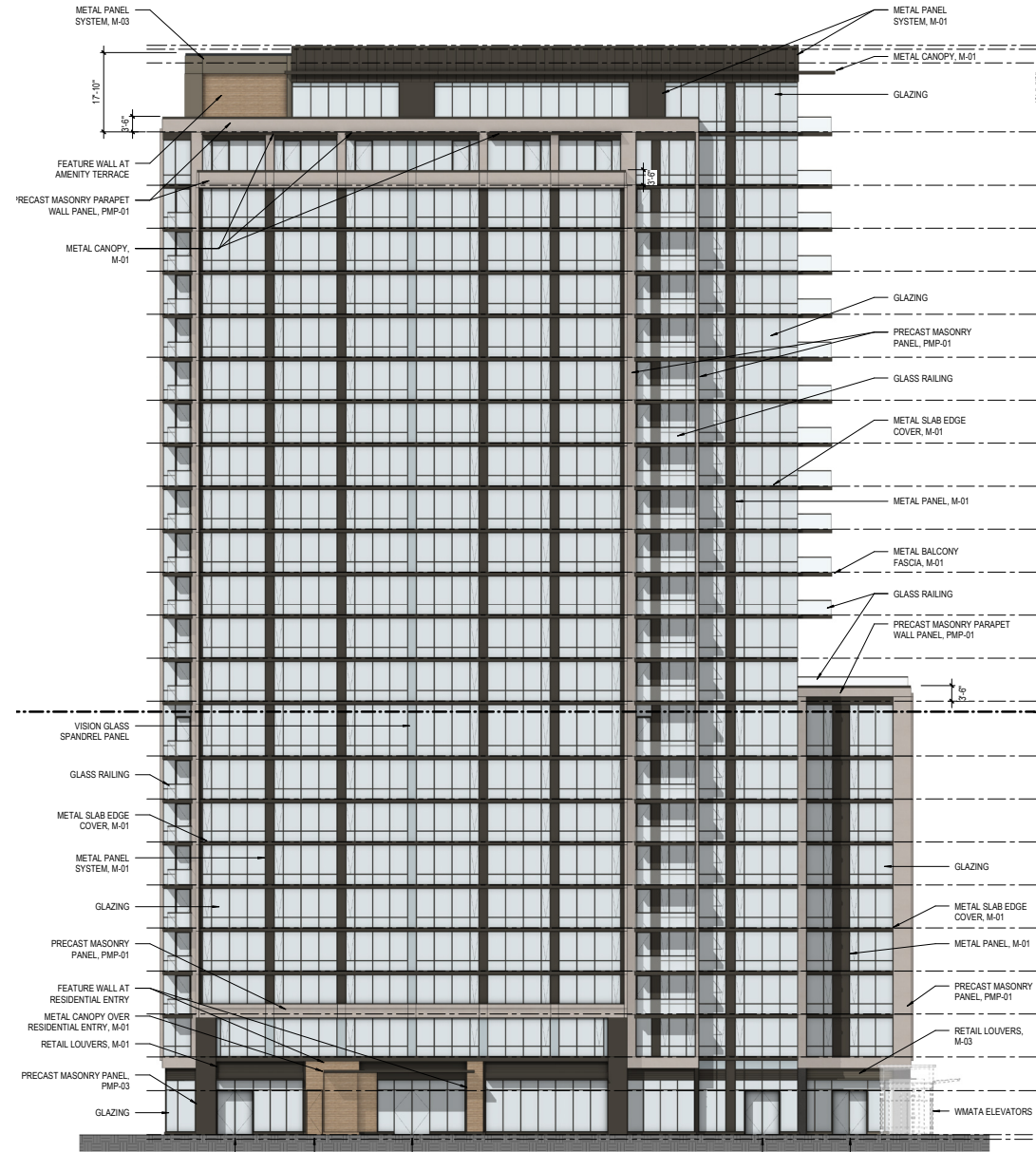


PREVIOUSLY APPROVED WEST ELEVATION

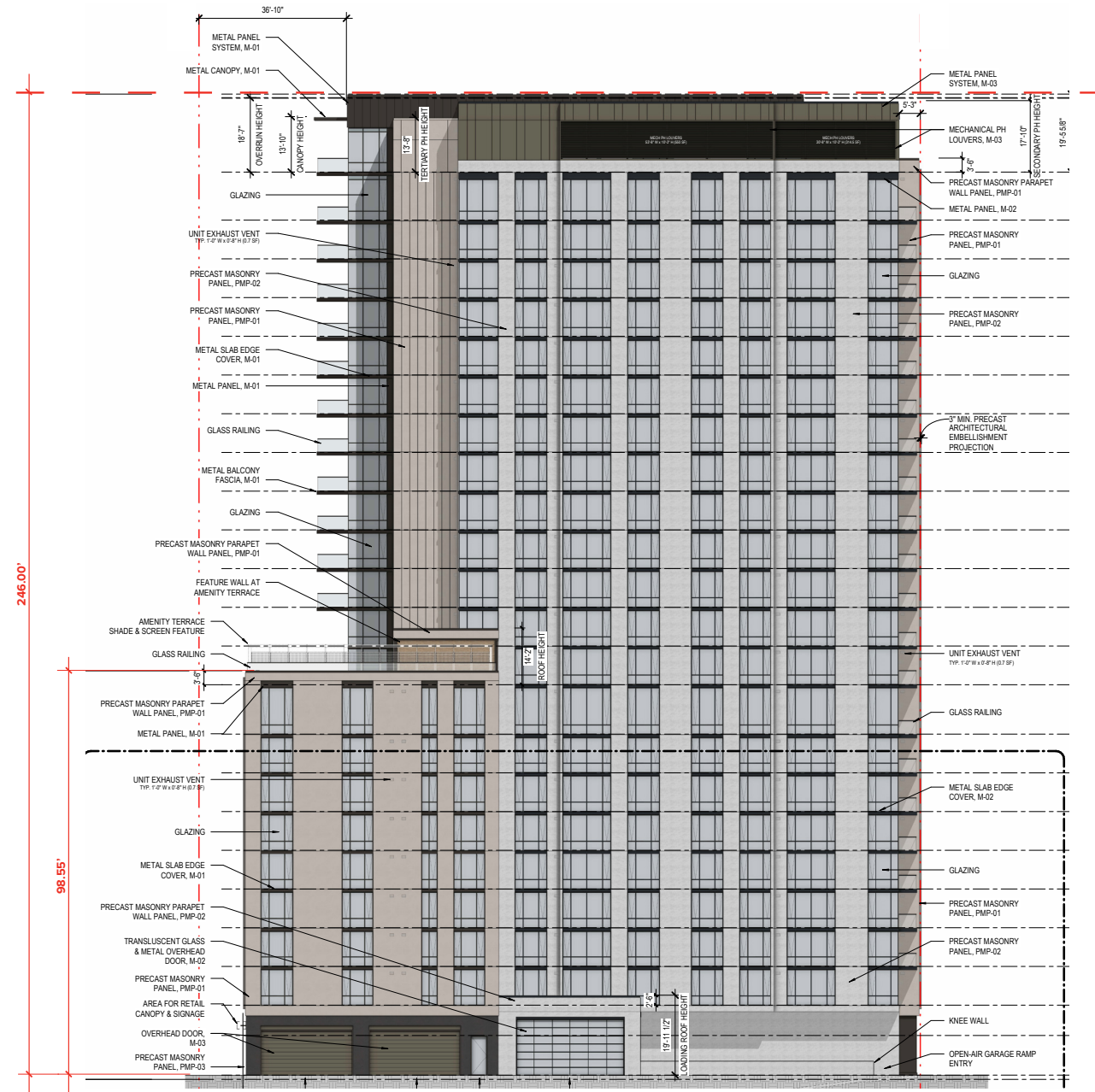


CURRENT PROPOSED WEST ELEVATION

4420 N. FAIRFAX DRIVE - PROPOSED ELEVATIONS

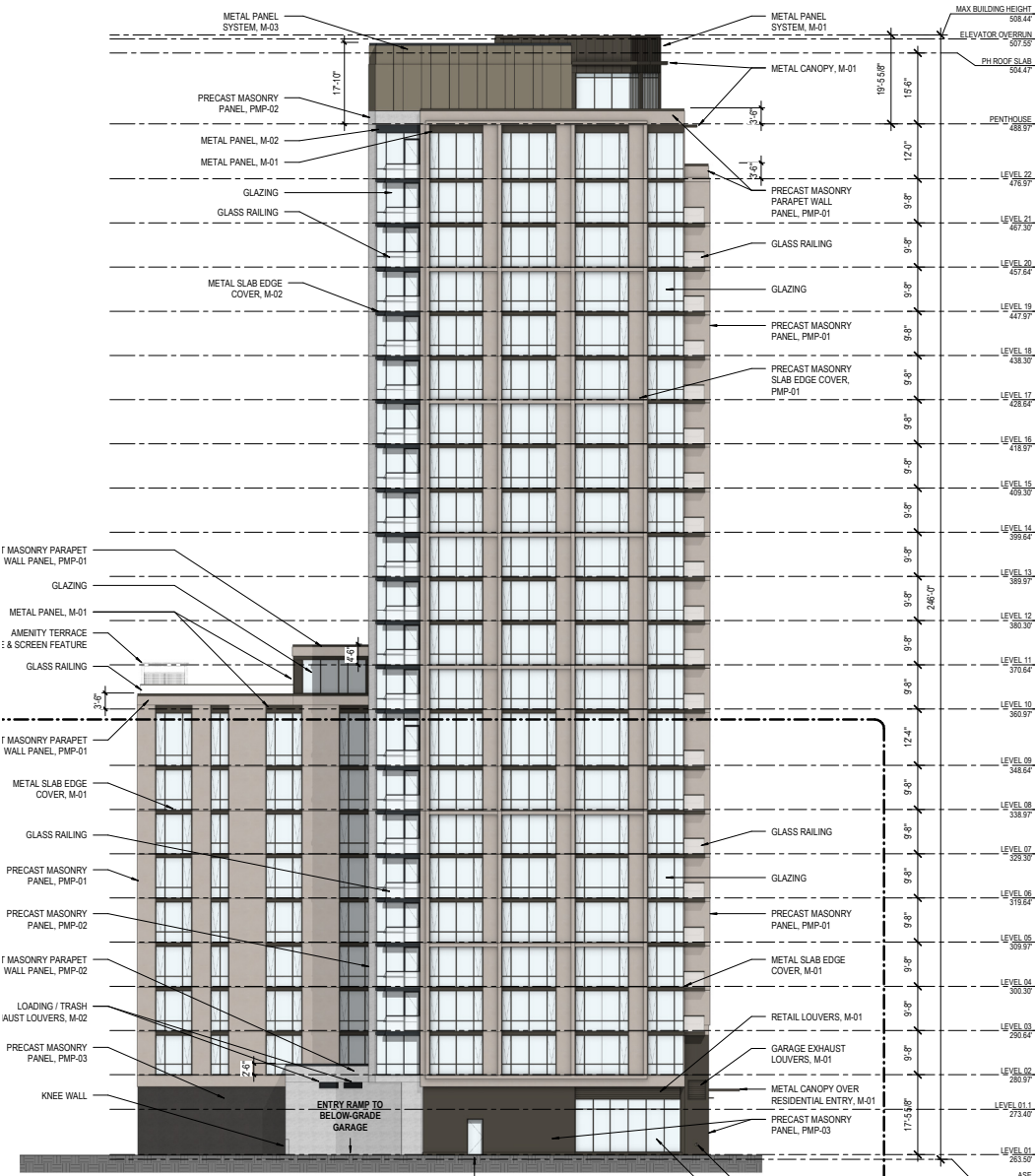


CURRENT PROPOSED NORTH ELEVATION

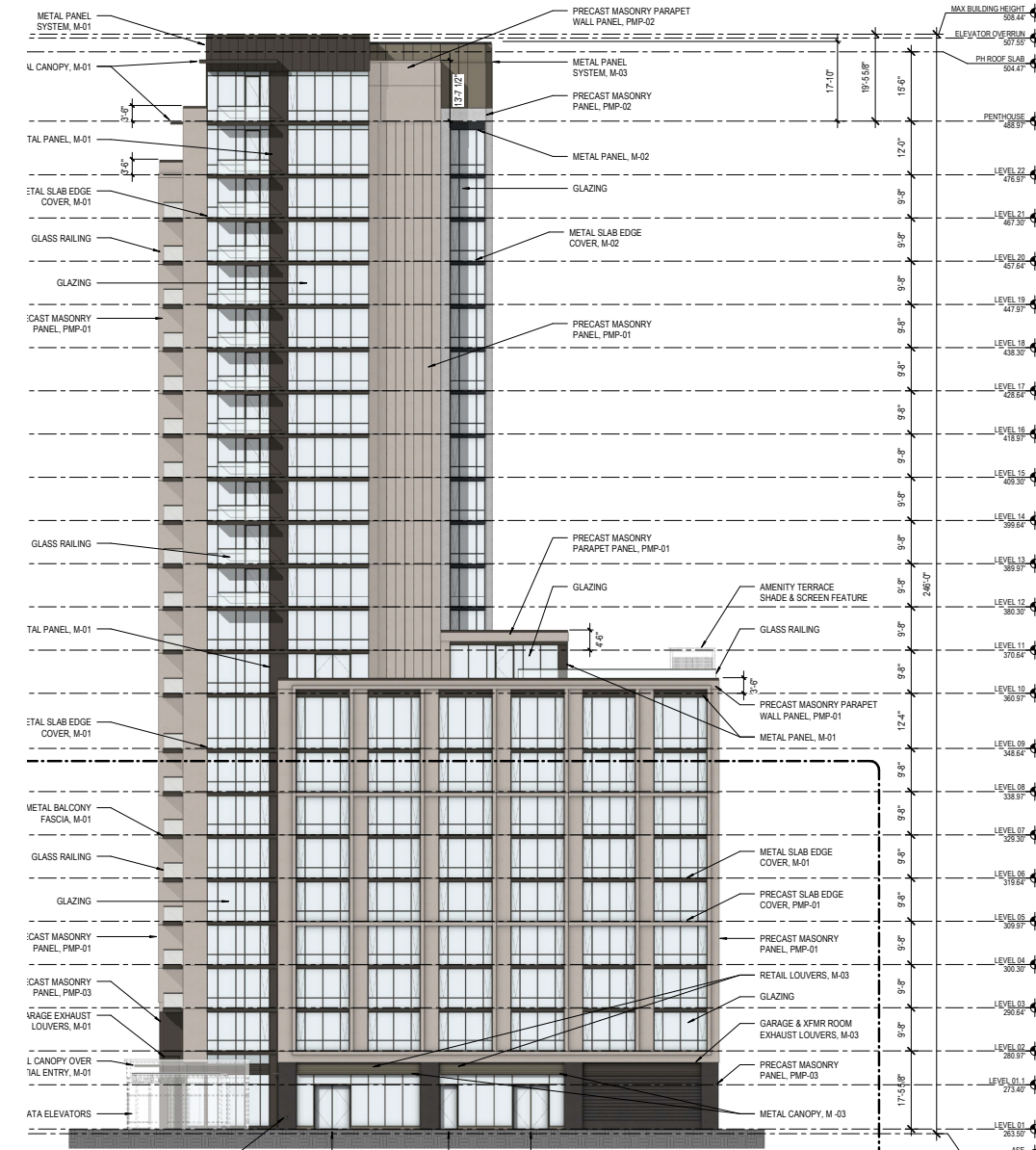


CURRENT PROPOSED SOUTH ELEVATION

4420 N. FAIRFAX DRIVE - PROPOSED ELEVATIONS

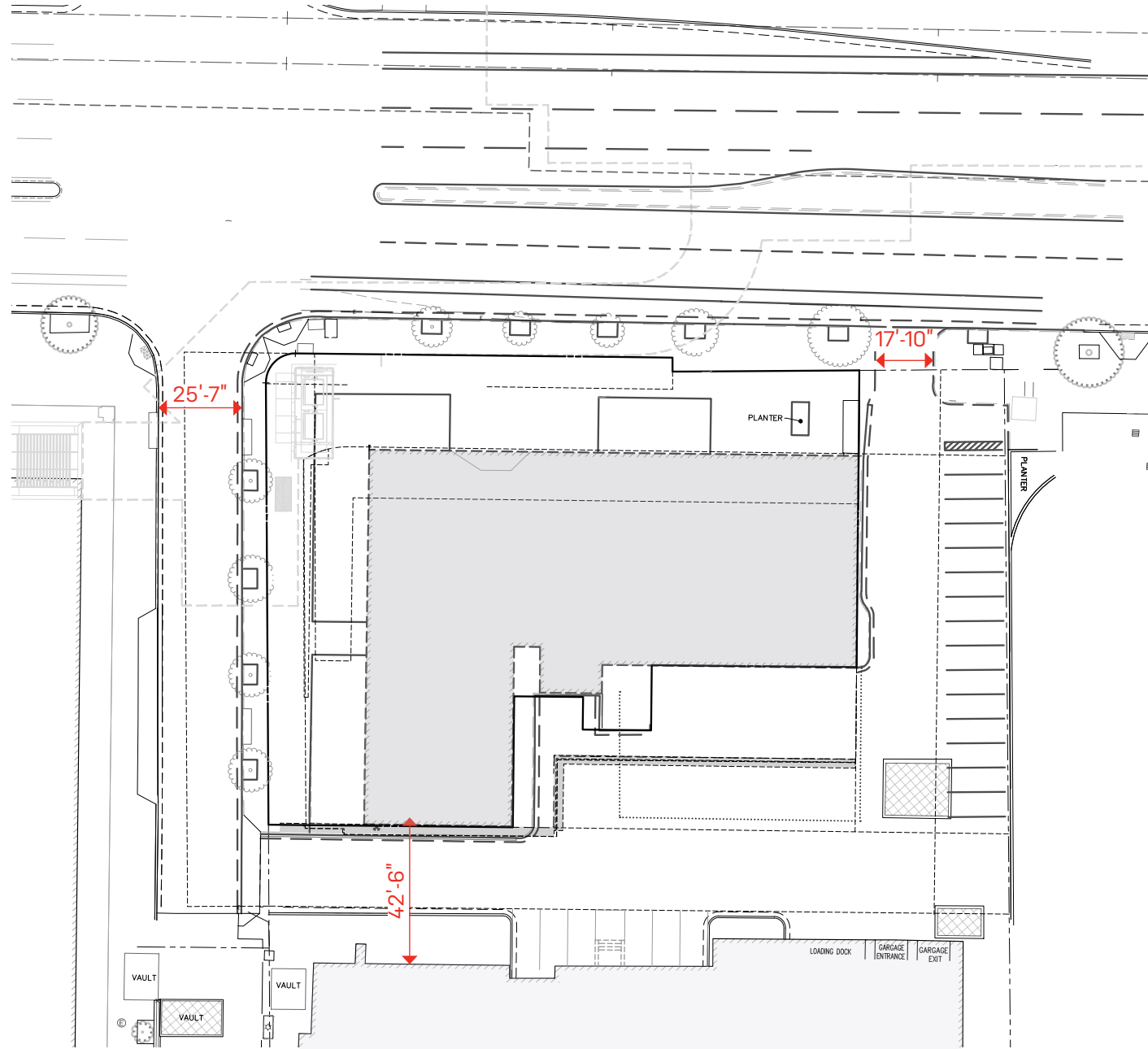


CURRENT PROPOSED EAST ELEVATION

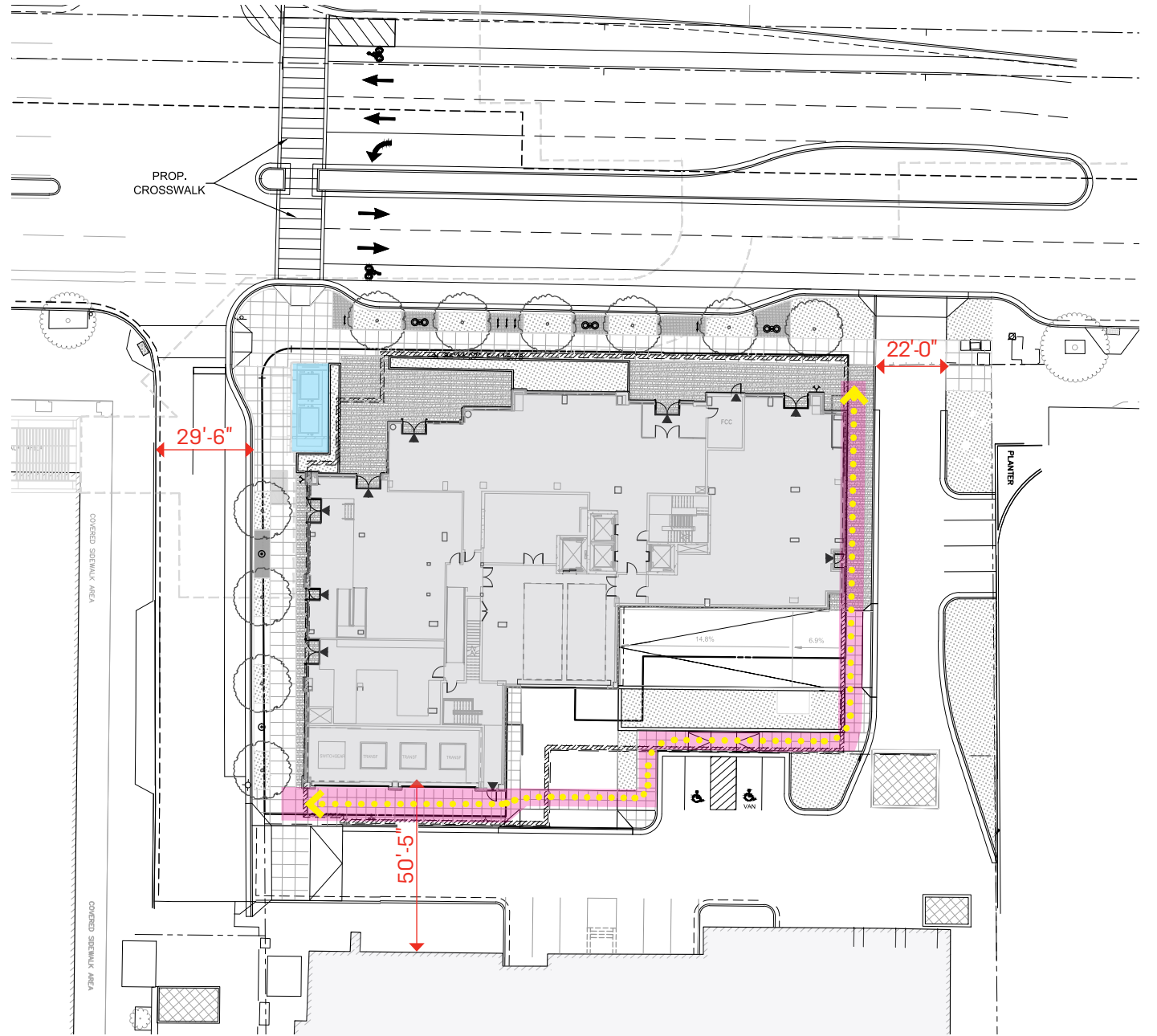


CURRENT PROPOSED WEST ELEVATION

4420 N. FAIRFAX DRIVE - SITE PLAN COMPARISON



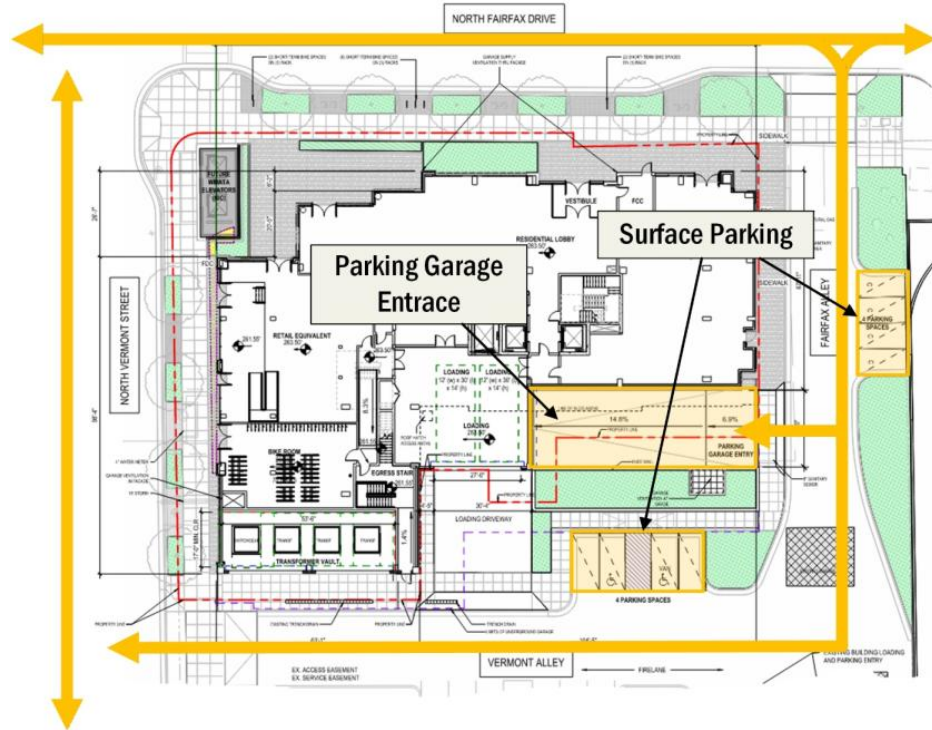
EX. CONDITIONS SITE AREA PLAN



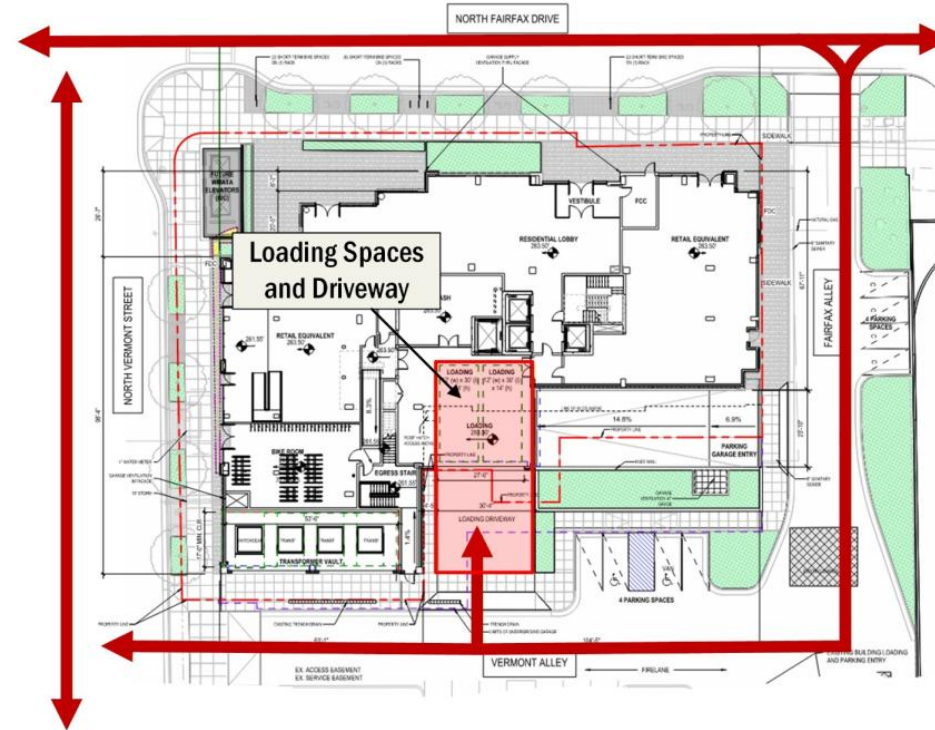
PROPOSED SITE AREA PLAN

4420 N. FAIRFAX DRIVE - SITE CIRCULATION

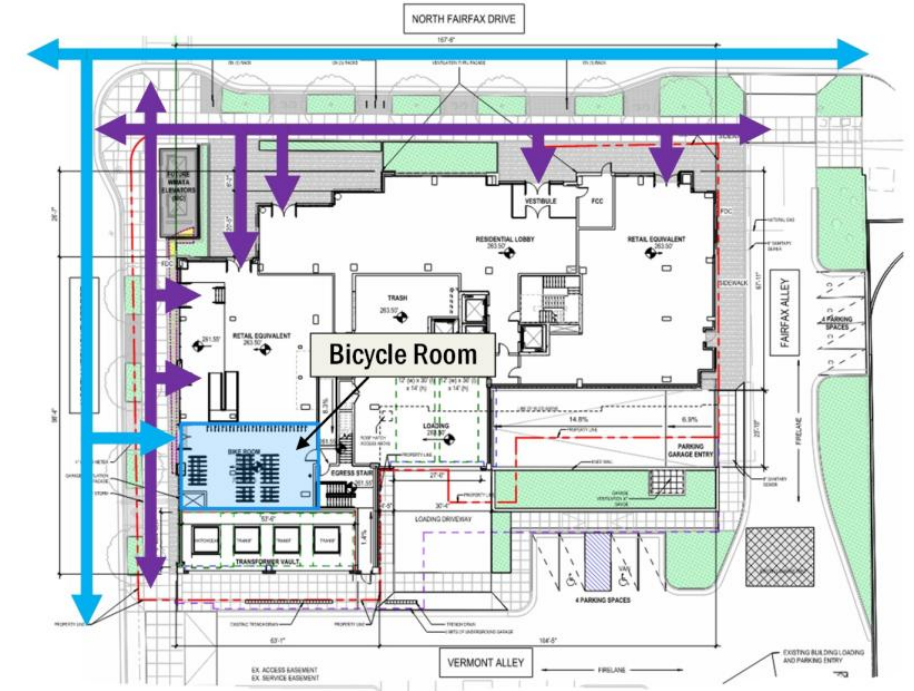
Vehicular Circulation



Loading Circulation



Bicycle and Pedestrian Circulation



GOROVE SLADE
Transportation Planners and Engineers

THANK YOU

hickok cole

ARIA